



**Arnhem Close
Bingley
West Yorkshire
BD16 3JX**

Offers in Excess of £265,000

bettermove 

Arnhem Close

Bingley

Bettermove are proud to present this 4 bedroom town house in Bingley available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway to the front. The council tax band is C.

The interior of this well presented property comprises a dining room, converted garage which can be used as an additional bedroom but used as a reception room and a bathroom on the ground floor. The first floor consists of a spacious living room and fitted kitchen. The second floor has 3 double bedrooms and the family bathroom including an ensuite bathroom connected to the master bedroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Bingley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bingley and Crossflats Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



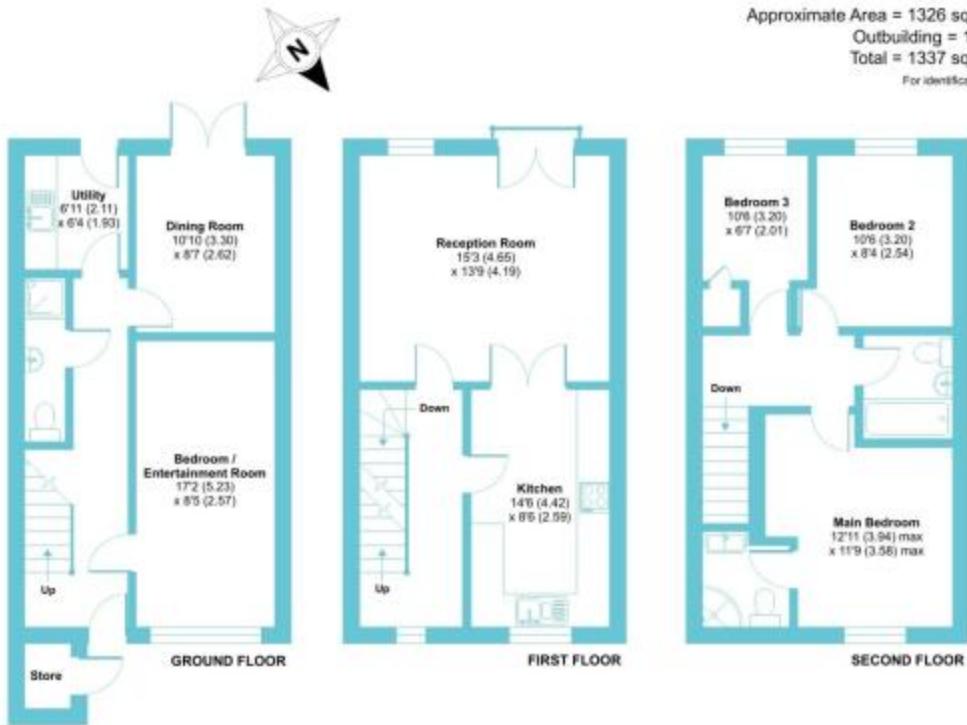
Arnhem Close, Bingley, BD16

Approximate Area = 1326 sq ft / 123.2 sq m

Outbuilding = 11 sq ft / 1 sq m

Total = 1337 sq ft / 124.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Switchcom 2022. Produced for Linley & Simpson. REF: 877531

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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